



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, March 14, 2023 BZA Meeting

Presented for approval: April 11, 2023

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, March 14, 2023 at Westfield City Hall.

Active Links for this meeting:

[March 14, 2023 BZA Agenda & Exhibits](#)

[March 14, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:17](#)

CHANGES TO THE AGENDA: Error on agenda: the election of officers took place last month.

ACKNOWLEDGEMENT OF HATFIELD & SCHMITZ REAPPOINTMENTS TO BZA

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, Victor McCarty, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

McCarty motioned to approve the February 14, 2023 Minutes.
Fortier seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2303-VS-04 [PUBLIC HEARING]

[YouTube Time: 2:59](#)

1549 Chatham Villages Blvd / CHLL, LLC by V3 Companies

The Petitioner requests a Variance of Development Standard to modify Minimum Lot Landscaping Requirements for a Multi-Family use on 14.37 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2303-VS-04 opened at 7:07 p.m.

- No public comments.

Public Hearing for 2303-VS-04 closed at 7:08 p.m.

BZA comments / Petitioner responses.

Fortier motioned to approve 2303-VS-04 subject to the recommended conditions stated in the motion.
Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2303-VS-04.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

McCarty seconded. Motion passed. Vote 5-0.

2303-VU-03 [PUBLIC HEARING]

[*YouTube Time: 10:59*](#)

19027 Grassy Branch Road / David & Shannon Carley

The Petitioners request a Variance of Use to permit a Kennel use for a maximum of twenty (20) chickens on 2.19 acres +/- in the SF-2: Single-Family Medium Density District (Article 13.2).

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2303-VU-03 opened at 7:15 p.m.

- One public comment.

Public Hearing for 2303-VU-03 closed at 7:17 p.m.

Petitioner responses / BZA comments / Staff Comment.

McCarty motioned to approve 2303-VU-03 subject to the recommended conditions stated in the motion.

Hatfield seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2303-VU-03.

Boller seconded. Motion passed. Vote 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[*YouTube Time: 25:38*](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Boller motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:28 p.m.

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Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Signature Page for BZA Minutes for March 14, 2023

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director